

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	54000	Agenda Number	47.
Meeting Date:	February 4, 2016			
Department:	Office of Real Estate Services			
Subject				
Approve an ordinance authorizing the negotiation and execution of all documents and instruments necessary or desirable to purchase in fee simple 25 properties at risk of flooding in the 25-year floodplain located within the Williamson Creek Watershed, in a total amount for the acquisition not to exceed \$10,000,000, establishing acquisition and relocation guidelines, and waiving the requirements of City Code Chapter 14-3 (District 2 and District 3).				
Amount and Source of Funding				
Funding in the amount of \$2,000,000 is available in the 2015-2016 Capital Budget of the Watershed Protection Department. Funding for any remaining amount is contingent upon available funding in future budgets.				
Fiscal Note				
A fiscal note is attached.				
Purchasing Language:				
Prior Council Action:	<p>June 4, 2015 - Council approved Ordinance No. 20150604-021, authorizing the negotiation and execution of documents, establishing acquisition and relocation guidelines, and waiving certain requirements for the acquisition of approximately 38 properties within the Williamson Creek Watershed in the 25-year floodplain, limiting the acquisition to those properties that were owned or rented as of the October 2013 flood event by the persons currently owning or renting the properties where the flooding occurred during said event.</p> <p>November 20, 2014 - Council authorized the negotiation and execution of all documents and instruments necessary or desirable to purchase in fee simple properties at high risk of flooding in the 25-year floodplain of Williamson Creek, located at 1100 Radam Circle, 1102 Radam Circle and 5303 Meadow Creek Circle.</p> <p>September 8, 2014 – Council approved Resolution No. 20140908-11, approving Certificate of Obligation Projects that included \$78,000,000 for buyouts of single family homes in flood-prone areas and related improvements, \$18,000,000 of which was for this project.</p>			
For More Information:	<p>Mapi Vigil, Watershed Protection Department, (512) 974-3384; Pam Kearfott, Watershed Protection Department, (512) 974-3361; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Amanda Glasscock, Office of Real Estate Services, (512) 974-7173.</p>			

Boards and Commission Action:	December 3, 2015 - Recommended by the Open Space, Environment and Sustainability Committee.
MBE / WBE:	
Related Items:	
Additional Backup Information	
<p>On October 13, 2013, a flood of record occurred along Williamson Creek. Although there was damage in many parts of the City, the most substantial damage was concentrated in the middle portion of the Williamson Creek watershed, generally bound by the railroad tracks on the north and Congress Avenue on the south and referred to as "Middle Williamson Creek." Buyouts of flood-prone properties in this portion of the watershed have been deemed the most effective flood mitigation project.</p> <p>On September 8, 2014, City Council approved \$78,000,000 in certificates of obligation, with \$18,000,000 of the \$78,000,000 earmarked for the acquisition and relocation of an estimated 70 properties in the 25-year floodplain of Williamson Creek in the Radam Circle, Meadow Creek Drive and Heartwood Drive areas.</p> <p>On June 4, 2015, City Council established criteria that defined 38 of the 63 properties in the Williamson Creek area as eligible for the voluntary buyout and authorized acquisition of those 38 properties, with a cost estimate of \$15.1 million. Three of these 38 properties have already been acquired. Since the acquisition of these 38 these properties was not able to begin until August 2015, the projected project cost has experienced a significant increase due to the escalating real estate market. As a result, staff anticipates a project cost of \$23-\$25 million for the acquisition of all 63 properties.</p> <p>Currently the City has \$14 million in funding available in the 2015-2016 Capital Budget of the Watershed Protection Department to complete the 38 properties previously approved by Council and acquisition of an additional 7 properties. If Council approves the acquisition of the remaining 25 properties at risk of flooding during a 25-year or larger flood event, the current funding available from the certificates of obligation of 2014 and the RSMP may leave 18 unfunded properties at risk of flooding. An additional \$6-\$8 million can complete the acquisition of the remaining homes. The completion of these buyouts will be contingent upon the availability of future funding.</p> <p>On December 3, 2015, staff presented and the Open Space, Environment, and Sustainability Committee recommended the acquisition of the remaining 25 properties that did not meet the previously established criteria.</p> <p>This request will authorize the necessary acquisition and relocation activities to acquire by gift, auction, or negotiation the purchase of approximately 25 properties with residential structures at risk of flooding within the 25-year floodplain of the Middle Williamson Creek area as shown on the attached map. The acquisitions and relocations will follow the guidance set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.</p>	